



CARVERS
SALES & LETTINGS

Oakfield
Newton Aycliffe, DL5 7AS
Offers in the region of £140,000

House - Terraced



A beautifully presented and meticulously maintained END-TERRACE property with dual aspect living room, modern fitted kitchen/dining room, ground floor WC, contemporary bathroom suite, wrap around gardens and driveway with garage.

Upon entering, you are welcomed by an inviting entrance vestibule that leads into a dual aspect living room, allowing natural light to flood the space. The rear hall conveniently includes a WC, enhancing the practicality of the home. The modern fitted kitchen/dining room, also benefiting from dual aspect windows, create a bright and airy atmosphere, ideal for both cooking and entertaining.

The first floor boasts three generously sized bedrooms, each providing ample space for relaxation and personalisation. A luxurious family bathroom/WC completes this level, ensuring comfort for all residents.

Outside, the property is surrounded by enclosed gardens to the front, side, and rear, featuring well-maintained lawns, decked areas, and a patio, perfect for enjoying the outdoors. Additionally, there is parking available for two vehicles, a single garage, and a driveway, making this home both practical and convenient.

Situated in a popular location with no onward chain, this property is an excellent opportunity for those looking to settle in a convenient spot close to regular bus routes and a local railway station.



- Generous corner plot with wrap round gardens to the front, side & rear
- Dual aspect living room
- 3 bedrooms
- Driveway
- Beautifully presented to a high standard throughout
- Ground floor WC
- Dual aspect modern fitted kitchen/dining room
- Luxurious family bathroom/WC
- Garage
- No onward chain

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council

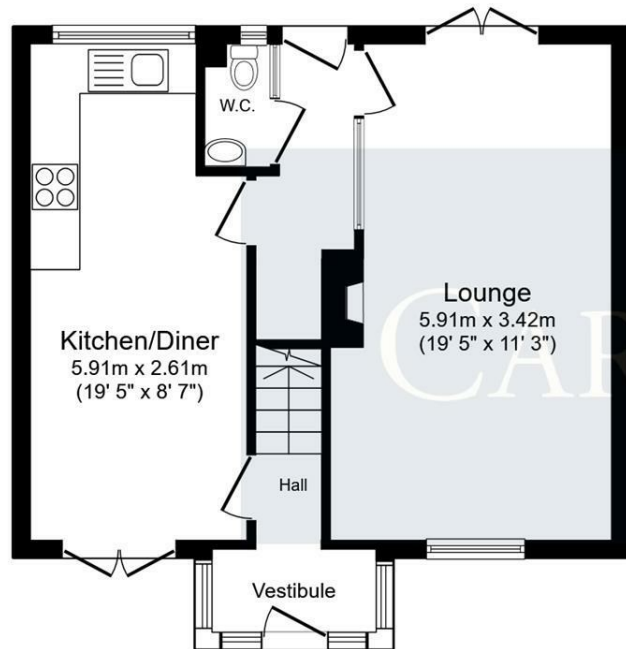
Buyer(s) Identification Checks

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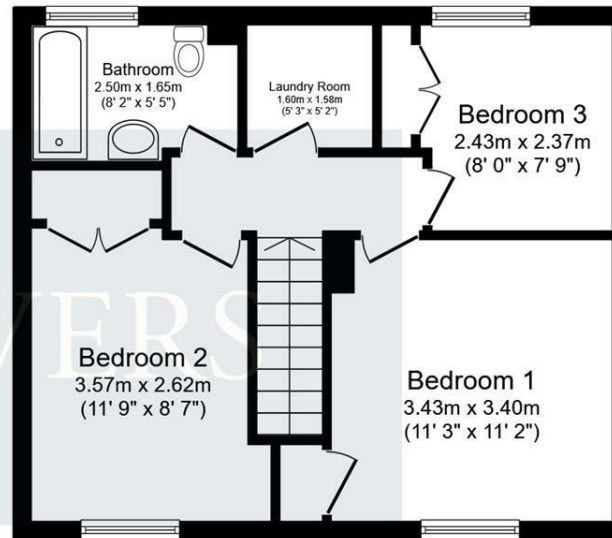
Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)





Ground Floor



First Floor

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Current	Potential	
72	85	

Property size taken from EPC
904.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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